



July 12, 2023

Brad Ryan  
Municipality of Skagway (MOS)  
700 Spring Street  
P.O. Box 415  
Skagway, AK 99840

**Re: Skagway Ore Dock Redevelopment  
Construction Management, Administrative Services, Engineering Construction Support  
Services and Environmental Construction Support Scope and Fee - DRAFT REV 02  
KPFF Project No. 2100135**

Dear Brad,

KPFF is pleased to provide this Scope and Fee supplement proposal for Engineering Construction Support Services and Construction Project Management as part of the Skagway Ore Dock Redevelopment Project. This proposal addresses the project needs for bid support, construction administration, and construction support services as currently anticipated by KPFF and MOS.

The Project entails several phases of work with multiple stakeholders and designers. KPFF understands these phases to include (at least) the following simplified list and as illustrated on the attached figure G9.00 and C0.50.

*Project Milestone 1: Scheduled July 2023-May 2024. Designed by project team with construction by MOS' chosen contractor, KPFF will review and assist with construction as directed by MOS.*

- Ore loader abatement and demolition.
- Demolition of the concrete dock, timber dock, fuel header and dolphins.
- Construction of new dolphins and dock.
  - Steel piles to be procured by MOS and assembled and delivered by Hamilton Construction.
  - Gangway to be procured by MOS and delivered by Hamilton Construction.
  - Floating dock to be procured by MOS and assembled and delivered by T. Bailey and Transpac.

#### PROJECT TEAM

KPFF will continue its role as Prime Consultant throughout construction and provide Engineering, Project Management and Construction Management services. See the attached organizational chart. It is KPFF's understanding that KPFF will contract directly with MOS and lead the project. Subconsultant roles are described below:

- Haley Aldrich – Geotechnical Engineering Support, Pile Driving Special Inspections
- RESPEC – Civil & Electrical Engineering Construction Support, Concrete Special Inspections, Waterline Special Inspections
- Glosten Associates – Ocean Engineering (Float Transportation)
- AnchorQEA – Environmental Lead, Marine Mammal Monitoring Lead
- Cox Environmental – Contaminated Soils

- Dahlberg Design – Contaminated and Hazardous Demolition Specialist & Engineering Construction Support
- Norton Corrosion – Corrosion Protection Engineering Construction Support
- Special Inspections Steel Welding and Bolting
- Special Inspections Fuel Pressure Testing and Welding

## KPFF Scope of Proposed Services

### **Task 1: Project Management and Team Coordination**

KPFF will manage its internal day-to-day tasks on the project and will provide coordination and direction to its subconsultants. This task involves setting the project schedule, tracking project budget, invoicing, communicating with MOS and coordinating all work of the Project Team. KPFF will also lead a weekly coordination meeting with the Project Team to track/coordinate schedule and critical path tasks/milestones. KPFF will also participate in project meetings as necessary.

#### Subtask 1.1 – Project Management and Invoicing

KPFF will develop a project schedule to track all project elements and identify critical project milestones based on those developed as part of the Master Plan. KPFF will also track the budget and progress toward deliverables and will provide a progress summary to MOS on a monthly basis with invoices.

#### Subtask 1.2 – Coordination/Owners Meetings

KPFF will host coordination/strategy meetings with the Project Team. In-person or virtual team coordination meetings will be weekly with KPFF, MOS, the construction team, and any other stakeholders. Team meetings are assumed to be one (1) hour in duration with one half (0.5) hour of preparation time. This meeting will generally include up to 6 staff members from KPFF and other design team members.

#### Subtask 1.3 – Coordination with Design Team/Subconsultants

KPFF will coordinate budget progress, schedule of deliverables, monthly invoicing and staffing issues with all sub-consultants.

#### Task 1 Deliverables:

- Monthly invoices and project status updates
- Meeting agendas and minutes, project issue tracking spreadsheet, and exhibits

### **Task 2: Construction Management and Construction Administration**

KPFF will provide Construction Project Management and Administration services following award of the construction contract. Generally, this will include providing quality assurance, project coordination, document control and contract administration through both the construction phases.

KPFF will provide onsite construction management for the project from September 2023 through May 2024 for all anticipated phases of work.

#### Subtask 2.1 – Pre-Construction Meeting

KPFF will facilitate a Pre-Construction Meeting including Design Team representatives, MOS, the Construction Contractor, and others as required. KPFF will prepare and distribute the agenda, and meeting minutes to all attendees and stakeholders.

Subtask 2.2 – Contract Administration

KPFF will provide Construction Management and Contract Administration and be the point of contact for MOS, the Contractor and the Design Team. KPFF will facilitate communications as required and maintain an accurate record of correspondence. Correspondence will be provided to MOS, the Contractor and Design Team as needed.

KPFF will provide interpretation of the Plans and Contract Provisions and will monitor and document the Contractor's conformance with these documents. See Subtasks 2.7 and 2.8.

KPFF will review and monitor the Contractor's construction plans and schedule and track contract working days with respect to contract requirements and changes.

Subtask 2.3 – Communications

KPFF will prepare an agenda and facilitate weekly construction meetings with MOS, the Contractor, and others as required. Meetings will allow the Contractor to present schedule updates, discuss milestone dates, discuss problems encountered or upcoming issues, and provide an opportunity for MOS and the Design Team to discuss any concerns. Meeting minutes will be prepared and distributed to MOS, the Contractor, the Design Team, and others as required.

Subtask 2.4 – Submittal Review/Recommendations

KPFF will receive, distribute for review, track, and return to the Contractor all technical submittals required for review by the Engineer of Record in accordance with the Construction Contract. KPFF will utilize an electronic document management system for processing submittals, that will also be provided to MOS and the Construction Contractor(s).

Subtask 2.5 – Changed Conditions/Change Order/RFI

KPFF will review Contractor Requests for Information and Change Order Requests, make initial determination if the Contractor needs to provide further information prior to Design Team review, and/or distribute to the appropriate party for a response. KPFF will also prepare and process Construction Field Authorizations and resultant Change Orders. KPFF will develop, update, and manage a log of RFIs and their status.

KPFF will track all changes to the approved Contract Documents, coordinate with MOS, negotiate, and prepare change orders for MOS issuance, along with documentation for the change including summary sheet, independent cost estimate, Contractor's cost proposal, and writing a finding of fact.

Subtask 2.6 – Site Construction Observation

KPFF will provide Site Construction Observation. This task will be a collaborative effort that will include the following items:

- Monitor and document the Contractor's work and activities for progress as well as compliance with approved Contract Documents. Complete daily reports for project records and coordinate with MOS and the Contractor for outstanding issues.
- Monitor the Contractor's quality control processes throughout construction of the project. Observe the technical conduct of construction, including providing day-to-day contact with MOS and the Contractor.

- Observe material, workmanship, and construction areas for compliance with the Contract Documents and applicable codes and notify the Contractor of noncompliance. Advise the Engineer of Record and MOS of all non-conforming work observed.
- Evaluate and facilitate corrective action for issues which may arise related to the quality and acceptability of material furnished, work performed and rate of progress by the Contractor.
- Inspections will occur daily with either the Resident Engineer or a Construction Inspector onsite for approximately 4 hours per day.

Subtask 2.7 – On-Site Materials Inspection/Testing

KPFF will coordinate all special inspections and testing utilizing subconsultants. Review of the work of the field representative(s) and testing laboratories, document and evaluate the results of testing and inform MOS, the Contractor and the Design Team of the results.

KPFF will document and log the locations, dates and results of all special inspections and testing performed by its subconsultants.

Subtask 2.8 – Contractor Payment Applications

KPFF will review and approve progress payment applications for MOS processing, including verification of quantities and evaluation of percent complete for lump sum items.

Subtask 2.9 – Substantial Completion/Final Inspection/Physical Completion

KPFF will facilitate the project completion process by performing inspections of the work and making a determination of substantial completion. Develop, with assistance from MOS and the Design Team, a written “punch list” of remaining deficiencies and provide this list to the Contractor for corrective actions.

Upon notification from the Contractor of completion of the punch list items, KPFF will assist MOS to perform a Final Inspection.

Subtask 2.10 – Record Drawing Coordination

KPFF will assist the Design Team to deliver a set of Record Drawings based upon red-line drawings provided by the Contractor. The Contractor shall be responsible for the content and accuracy of the information provided.

Subtask 2.11 – Project Closeout Documentation/Completion Date

KPFF will complete and compile project closeout documents including the final payment voucher, QC reports, inspection reports, permit closeout, and Contractor review forms; compile all documentation from the Contractor required by the Contract Documents. Once documentation has been accepted KPFF will provide a written final acceptance/Contract Completion letter to MOS.

Task 2 Deliverables:

- Inspector Daily Reports
- Weekly Construction Meeting Minutes
- Special Inspection and Materials Testing Reports (QC Services)
- Project Closeout Documents

### **Task 3: Engineering Construction Support Services**

KPFF will provide Construction Support Services (CSS) through construction closeout anticipated in spring 2025. It is assumed that CSS will begin in summer 2023 to review contractor preconstruction submittals. Exact timing will be dependent on when the construction Contractor is under contract.

#### Subtask 3.1 – Weekly Construction Meetings

The appropriate design team members will attend virtually or in-person weekly construction meetings. It is assumed that KPFF will attend each weekly construction meeting for an approximately 10-month duration for the construction phase.

#### Subtask 3.2 – RFI Responses

The design team will respond to Contractor's Requests for Information (RFI's). The Design team has assumed a basis of 200 RFI's with an average review time of 3 hours each. Actual level of effort will be determined by the number and type of RFI's received from the Contractor.

#### Subtask 3.3 – Submittal Review and Change Order Review

The design team will review Contractor submittals and coordinate team responses. The design team will review all technical submittals (Division 2 and greater from the specifications) along with limited number of the relevant Division 0 and 1 submittals. KPFF has assumed a basis of 100 submittals with an average review time of 4 hours each. Some larger submittals, such as the demolition work plan will require up to 8 hours of review time. The design team will also review the technical elements of and provide recommendations for more specific Change Order requests/proposals.

#### Subtask 3.4 – Site Visits

When requested by the MOS and based on construction schedule, the appropriate members of the design team will perform additional site visits for construction observations as technical issues arise.

#### Subtask 3.5 – Final Walkthrough and Punch list Evaluation

The design team will assist the with performing the final walk through and generating the punch list. This is assumed to include three site visits (one for each milestone) and an additional three follow up site visits to verify punch list work has been completed for the General Contractor construction items. Time has been included to process and evaluate punch list items.

#### Subtask 3.6 – Regular Communications

The design team will be heavily involved in weekly communications with the Construction management team and directly with the Municipality of Skagway outside of regular meetings. This task covers the weekly hours that will be assumed to be required.

#### Subtask 3.7 – Unforeseen Minor Design Changes

This task is to cover design changes and design checks for unforeseen field conditions. This could include piles driven out of tolerance for various structures which would involve verifying the design is still adequate for the change and potentially designing field modifications for the changed conditions. It is anticipated that 10 of these design changes could occur at 40 hours of design and drawing production each.

### Subtask 3.8 – Record Drawings

The design team will produce record drawings utilizing the Bluebeam mark-ups and information provided by the Contractor. Consistent with industry standard, as-built conditions will not be verified by the Engineer. The level of effort assumes relatively modest changes to the existing drawings without significant addition of new details/sheets. Record Drawings will be produced at the end of each Project Milestone.

## **Task 4 – Environmental Management & Compliance Oversight Compliance**

### Subtasks 4.1, 4.2, and 4.3 – Environmental Team Management, Compliance and Marine Mammal Monitoring

Subconsultant AnchorQEA will lead the environmental team to for all aspects of the project for monitoring construction and compliance with permits. AnchorQEA will lead reporting and be the main contact with outside agencies to ensure a single point of contact. AnchorQEA will lead the marine mammal monitoring (MMM) program including management of MOS hired monitors. AnchorQEA will lead weekly environmental meetings with the team. See the attached scopes of work from AnchorQEA, Cox Environmental and Dahlberg Design for additional details.

This task also includes contacting with vessel operators to transport and perform the MMM. The Vessel operators will be contracted based on an operating and standby day rate.

## Items Provided by Others

The following items are assumed to be provided by others to KPFF to accomplish the work identified herein:

- Office space on or near the job site for 2-3 KPFF employees, including desks, chairs, internet, electrical outlets, heat and running water.
- A conference room on or near the jobsite capable of hosting weekly construction meetings with a conference table, chairs, large monitor, internet service, electrical outlets, and heat.
- Housing: the MOS will provide housing for onsite staff including but not limited to the geotechnical engineer, steel inspector and marine mammal monitoring leads.

## Assumptions

The following items are assumed to accomplish the work identified herein:

- MOS will provide KPFF and the CM team with an office space in close proximity to the job site with (2) desks, WiFi internet access, chairs, office supplies and other items necessary to carry out the work.
- It is generally assumed that KPFF will provide daily (12) hr site coverage for the duration of the construction activities. This will be performed with a combination of KPFF and sub-consultant staff. KPFF will provide site coverage for off hour activities when required and coordinated in advance.

- MOS will issue change orders, monthly contractor payments and review contractor submittals for conformance with State of Alaska labor requirements.
- KPFF, MOS, and the General Contractor will utilize the Virtual Project Office (VPO) construction document management system. KPFF will provide training and administrative support of the system.
- KPFF will rotate onsite staff approximately once per month. Round trip travel from Seattle to Skagway costs (including airfare, rental cars, and meals) will be billed to the MOS for these rotations.

## Exclusions

The following exclusions have been identified herein and can be added at any time if needed:


- Structural design of custom utility vaults (assume all vaults are pre-cast, which only require performance specification as part of the site work bid documents)
- Design of surveillance and access control/security infrastructure and head end units
- Re-design of utilities, electrical or other components current removed from the project

## Fee

KPFF proposes to perform the above Scope on a hourly not to exceed basis of \$5,288,490 and per attached fee proposals. An allowance for reimbursable expenses for items such as plans reproduction, travel, and delivery services have been included in the Fee Estimate. Hourly rates will be adjusted yearly on January 1<sup>st</sup>. All subconsultants and expenses include a 6% markup to cover taxes.

If after your review of this proposal you have any questions, please contact me at your earliest convenience. We look forward to continuing working with you and MOS on this critical project.

Sincerely,



Ed DeBroeck, P.E. , DBIA  
Associate  
KPFF Consulting Engineers

## Attachments:

Fee Spreadsheet  
Sub consultant Scope Proposals

Ore Peninsula Redevelopment Project – Construction Management, Administrative Services, Engineering Construction Support Services

Scope Fee Estimate  
2023-06-30

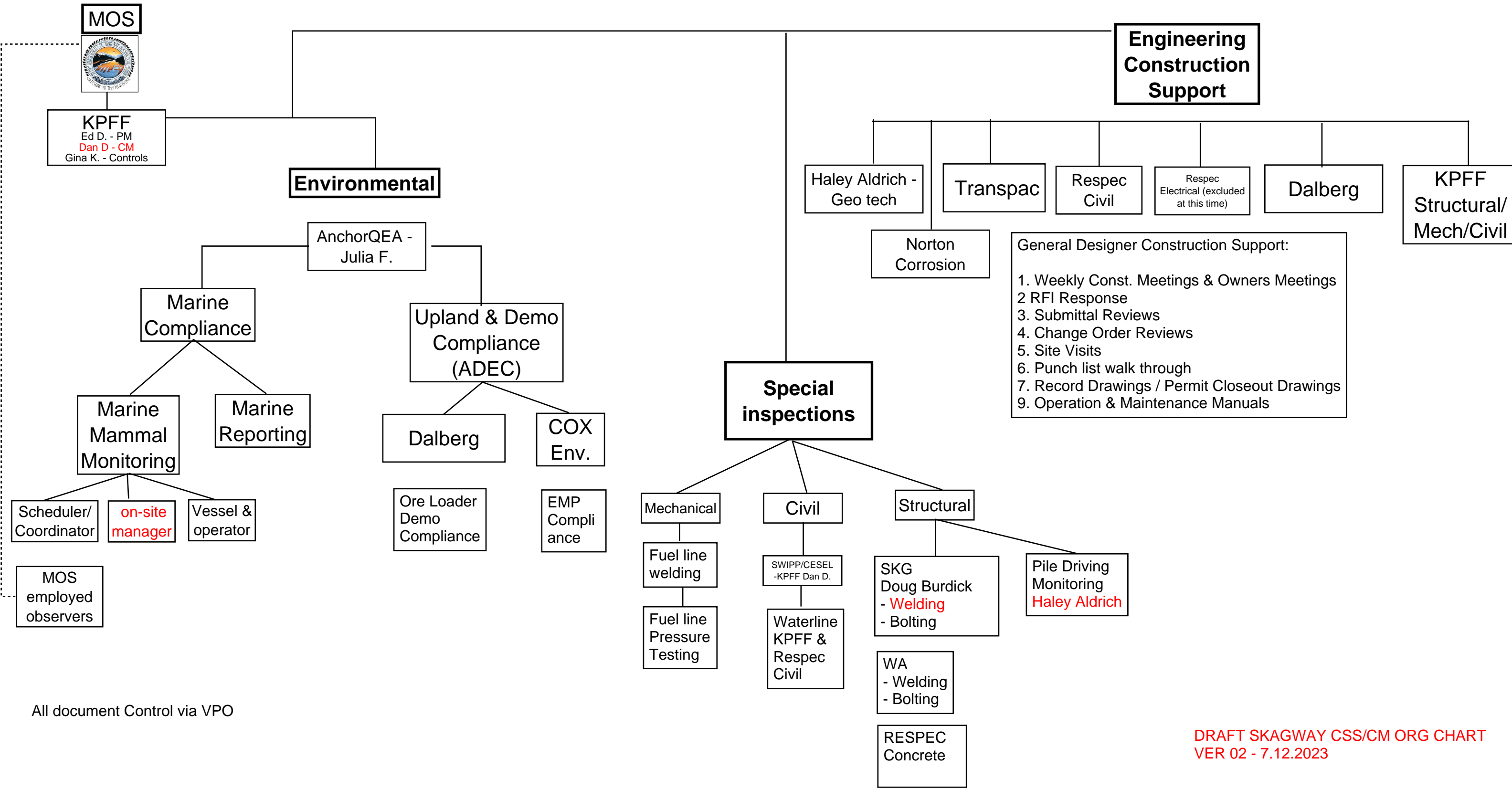
	KPFF										Subconsultants									Total
	Principal	Project Manager	Senior Technical Specialist	Senior Engineer	Senior Construction Manager	Professional Engineer	Design Engineer	Project Coordinator	Senior CAD Tech	CAD	Geotech (Hayley & Aldrich)	Special Inspections - Steel & Pipeline	Respec - Civil	MMM Vessels	Anchor QEA	MRV	Cox Environmental	Dahlberg	NCL	
<b>2023 Hourly Rate</b>	\$270	\$245	\$250	\$210	\$195	\$192	\$170	\$132	\$150	\$133										
<b>Task 1: Project Management and Team Coordination</b>				173			98	143			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.1 Project Management and Invoicing (9 months)				48				46												
1.2 Coordination / Owners Meeting (2 meetings/wk x 9 months )				49			49	49												
1.3 Coordination with Design Team/Subconsultants				76			49	48												
<b>Task 2: Construction Management and Construction Administration (Aug-May)</b>	172				3023	19		538			\$ 244,471	\$ 260,000	\$ 34,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.1 Pre-Construction Meeting & Precon CM	43				93	19		22												
2.2 Contract Administration	104				419			134												
2.3 Communications	24				456			141												
2.4 Submittal Review/Recommendation					139															
2.5 Changed Conditions/Change Order/RFI					320			160												
2.6 Site Construction Observation					957															
2.7 On-Site Materials Inspection/Testing					312			66												
2.8 Contractor Payment Applications					284															
2.9 Substantial Completion/Final Inspection/ Physical Completion					31			12												
2.10 Record Drawing Coordination					8															
2.11 Project Closeout Documentation/Completion Date	1				4			3												
<b>Task 3: Engineering Construction Support Services</b>	178		24	932		770	1010	4	16	80	\$ 35,475	\$ -	\$ 40,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 48,345	\$ 716,708
3.1 Weekly Construction Meetings	60			80		40														
3.2 RFI Responses (200)	40			100		189	400													
3.3 Submittal Review and Change Order Review	40			100		189	400													
3.4 Site Visits (6 total)				180																
3.5 Final Walkthrough and Punch List Evaluation (Milestone 1)				30		30		4												
3.6 Regular Communications - Engineering / Design Team				400		142														
3.7 Unforeseen Minor Design Changes (10)	30		24	36		142	150													
3.8 Record Drawings	8			6		38	60		16	80										
<b>Task 4: Environmental Management &amp; Compliance Oversight Compliance</b>				35				80			\$ -	\$ -	\$ -	\$ 1,200,000	\$ 1,082,013	\$ -	\$ 63,455	\$ 153,550	\$ -	\$ 2,516,928
4.1 Environmental Team Management & Env. Meetings				27				80							\$ 107,072					
4.2 Environmental Compliance Oversight				8											\$ 466,336					
4.3 Marine Mammal Monitoring													\$ 1,200,000		\$ 472,743					
4.4 Optional Ore Loader Demo Oversight															\$ 35,862					
<b>Total Hours</b>	<b>350</b>		<b>24</b>	<b>1140</b>	<b>3023</b>	<b>789</b>	<b>1108</b>	<b>765</b>	<b>16</b>	<b>80</b>										

- Assumptions and Notes:**
- Rates for 2023 displayed, rates will be adjusted each calendar year.
  - See attached Sub Consultant Fee estimates for additional Detail
  - Expenses include a 6% markup to cover Business and Operations Tax
  - MMM program for 2023/2024 Season Included
  - MOS will provide housing for all personal except KPFF Onsite PM
  - This assumes duration of construction support is August 2023-April 2024

Subconsultant Summary	Fee	Expenses	Total
Anchor QEA - Environmental Management & MMM Admin	\$ 1,082,013	\$ 323,803	\$ 1,405,816
RESPEC - Electrical - Construction Admin Services			
RESPEC - Civil - Construction Admin Services	\$ 40,000	\$ 2,000	\$ 42,000
RESPEC - Civil - Upland Civil Engineering - Special Inspections	\$ 34,000	\$ 6,000	\$ 40,000
Haley & Aldrich - Geotech	\$ 279,946	\$ 24,442	\$ 304,388
MRV	\$ 10,000	\$ 500	\$ 10,500
Special Inspections	\$ 260,000	\$ 20,000	\$ 280,000
Norton Corrosion	\$ 48,345		\$ 48,345
Cox Environmental Services	\$ 63,455	\$ 3,572	\$ 67,027
Dahlberg - Construction Services	\$ 153,550	\$ 10,392	\$ 163,942
Marine Mammal Monitoring Vessels Budget	\$ 1,200,000		\$ 1,200,000
<b>Subtotal</b>	<b>\$ 3,171,309</b>	<b>\$ 390,709</b>	<b>\$ 3,562,018</b>
<b>Subconsultant Markup 6%</b>	<b>\$ 190,279</b>	<b>\$ -</b>	<b>\$ 190,279</b>
<b>Total Subconsultants (Fee, Expenses &amp; Markup)</b>			<b>\$ 3,752,297</b>

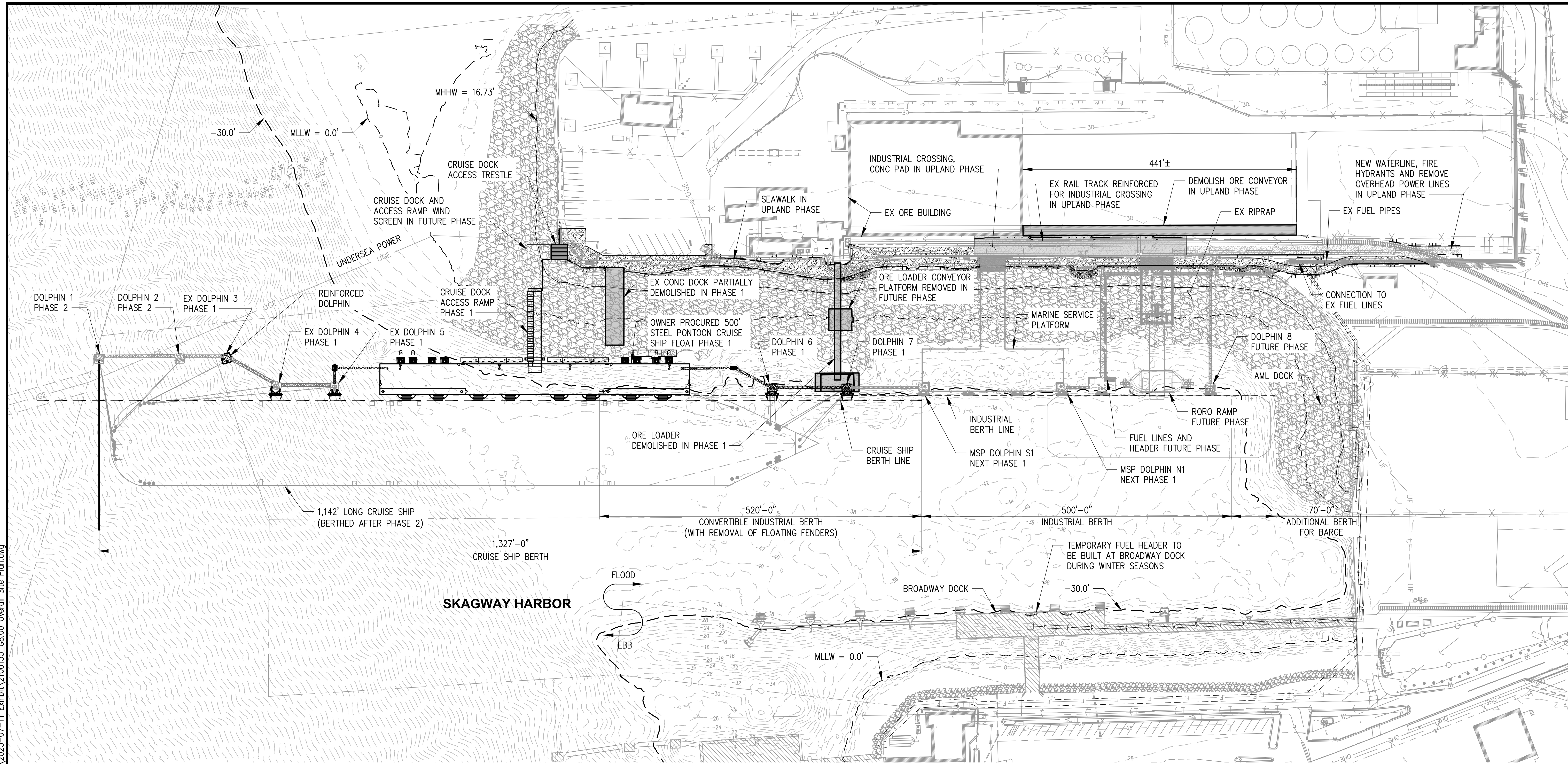
<b>Subtotal</b>	<b>\$ 4,554,562</b>
KPFF Expenses: Travel, Etc.	\$ 129,498
Subconsultant Expenses: Trav. Etc.	\$ 414,152
Subconsultant Markup	\$ 190,279
<b>Total Scope Request</b>	<b>\$ 5,288,490</b>





All document Control via VPO

Plotted: Jul 11, 2023 - 1:23pm dju Layout: EXHIBIT 1  
 M:\2021\2100135 Skagway Ore Peninsula Multi-use Dock\Drawings\Exhibit\2023-07-11 Exhibit\2100135\_08.00 Overall Site Plan.dwg



**NOTES**

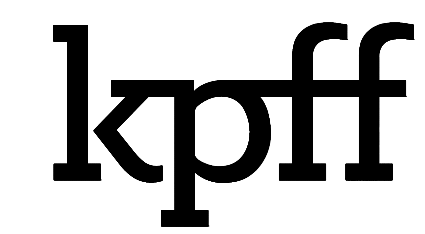
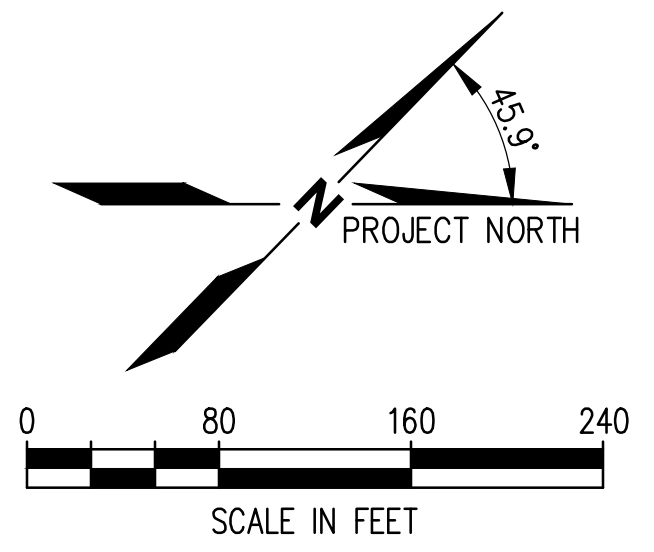
- PHASE 1 INCLUDES:
  - CRUISE SHIP FLOAT INSTALLATION
  - CRUISE SHIP ACCESS TRESTLE
  - UPGRADES TO DOLPHINS 3, 4, AND 5
  - INSTALL NEW DOLPHINS 6 AND 7
  - DEMOLISH ORE LOADER
  - CONSTRUCT TEMP FUEL HEADER AT BROADWAY DOCK

**LEGEND**

STRUCTURES TO BE DEMOLISHED

**OVERALL SITE PLAN**

SCALE: 1" = 80'



1601 5th Avenue, Suite 1300  
 Seattle, Washington 98101  
 (206) 382-0600 Fax (206) 382-0500

NO.	DATE	BY	REVISION



**ORE PENINSULA REDEVELOPMENT**  
 SKAGWAY, ALASKA

**OVERALL SITE PLAN**  
**PHASING PLAN**

DRAWN: DYU	PROJECT NO.: 2100135
DESIGN: ED	SCALE: AS SHOWN
CHECKED: RR	DATE: 07/11/2023
DRAWING NO.	<b>EX-1</b>
SHEET NO.	<b>01 OF 01</b>

EXHIBIT

# Scope of Work Amendment

## Skagway Ore Peninsula Redevelopment Project

KPFF Job # 2100135

### 1. Project Understanding

This Scope of Work includes effort for Anchor QEA, LLC (Anchor QEA) to support KPFF with environmental quality assurance oversight and compliance oversight including marine mammal monitoring (MMM) during construction of the Municipality of Skagway's (MOS') Ore Peninsula Redevelopment project (Project) through May 31, 2024.

This Scope of Work amendment includes an assumed level of effort for Anchor QEA to support project management (Task 1) and environmental compliance management and oversight during construction (Task 12), including environmental compliance management (Subtask 12.1) and marine mammal monitoring (Subtask 12.2), as requested by KPFF. Per discussions with KPFF on July 6 and July 7, 2023, most upland environmental work (i.e., most soil excavation and management) has been deferred and therefore oversight of that work is not included in this scope of work. As requested by KPFF, an optional task (Task 13) is included to provide on-site Ore Loader demolition oversight. The schedule and duration of work for each task and subtask are detailed below.

### 2. Scope of Services and Deliverables

This Scope of Work includes the following tasks:

- Task 1: Project Management (Existing Task)
- Task 12 (KPFF Task 4): Environmental Compliance Management and Oversight (New Task)
  - Subtask 12.1 Environmental Compliance Management
  - Subtask 12.2 Marine Mammal Monitoring
- Task 13: Optional Task – Ore Loader Demolition Oversight

#### Task 1: Project Management and Meetings

Additional project management effort is needed to support the amended scope of work from July 2023 through May 2024 during the construction period. This task includes tracking the project schedule, tracking project budget, invoicing, and communicating with KPFF and the MOS related to Anchor QEA's team roles and responsibilities. As part of this task, Anchor QEA will attend up to one weekly project coordination meeting (teleconference; up to 1-hour), including a coordination/owner's meeting with the MOS and/or a project coordination meeting with KPFF, to discuss project status critical path tasks/milestones. Anchor QEA will continue to provide monthly

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invoices to KPFF with a summary of work completed and project status specific to Anchor QEA's tasks.

## Assumptions

- One (1) weekly meeting is assumed to be 1 hour in duration with one half (0.5) hour each of preparation time. Meetings will be attended by up to 2 Anchor QEA personnel.
- Meetings with the construction team, environmental compliance team and permitting agencies are included in Task 12.1
- Meetings associated with marine mammal monitoring are included in Task 12.2.

## Schedule

For budgeting purposes, a task duration of 11 months (July 2023 through May 2024) is assumed.

## Deliverables

- Input to meeting agendas, at KPFF request
- Monthly invoice

## Task 12: Environmental Compliance Management and Oversight

### Subtask 12.1: Environmental Compliance Management

The environmental compliance team (ECT) is composed of Anchor QEA (lead), Cox Environmental (contaminated soil inspection and monitoring) and Dahlberg Design (demolition and hazardous materials inspection and monitoring). Anchor QEA will lead the ECT in providing quality assurance support environmental construction elements through construction closeout, anticipated in May 2024. Per discussions with KPFF on July 6 and July 7, 2023, most upland environmental work (i.e., most soil excavation and management) has been deferred and therefore oversight of that work is not included in this scope of work. Limited soil excavation to support installation of the cruise dock trestle, including oversight by Cox Environmental, is assumed to occur in November 2023. This task involves quality assurance program management of the environmental components of construction as further described below:

- **Pre-Construction Activities**
  - Team coordination: Prior to the start of construction, Anchor QEA will meet with the ECT to prepare for inspection and monitoring during construction, discuss roles and responsibilities, and review construction schedule and communication protocols, consistent with the KPFF construction quality assurance plan (CQAP).
  - Environmental Commitments and Submittals Log: Following NTP, Anchor QEA will develop an Environmental Commitments and Submittals Log (EC Log), detailing Project

## Scope of Work Amendment

permit reporting requirements, triggers for reporting, reporting schedule/frequency to applicable permitting agencies, and other information needed to track environmental permit compliance during construction. The EC Log will also include a list of all Contractor environmental protection submittals (and associated due dates) that will be reviewed by the ECT.

- Review Pre-Construction Submittals: Anchor QEA will coordinate with all ECT firms to review pertinent Contractor pre-construction submittals for environmental compliance and coordinate ECT responses. Anchor QEA will facilitate reviews of the Contractor's environmental protection submittals and provide comments for the Contractor to address. For budgeting purposes, review of 16 Contractor pre-construction submittals is assumed.
  - RFI Review and Response Coordination During Pre-Construction: At KPFF's request, Anchor QEA will coordinate with the ECT to provide response to Contractor Requests for Information (RFIs) on environmental requirements during the pre-construction phase of work.
  - Pre-Construction Meeting: Up to 3 Anchor QEA staff will attend the Pre-Construction Meeting in Skagway.
- **Construction Activities**
    - Weekly Construction Team Meetings: Up to 2 Anchor QEA personnel will attend virtual weekly construction team meetings from September 2023 through April 2024. The weekly construction meetings will be led by the Contractor.
    - Environmental Compliance Team Coordination: Anchor QEA will host weekly (or as needed) ECT check in meetings through December 2023 to coordinate on environmental compliance elements of construction (i.e., during ore loader demolition and focused contaminated soil management activities, as described in the Environmental Management Plan [EMP]). Anchor QEA will provide updates to KPFF regarding the status of environmental compliance monitoring activities and inspections and, in the event of non-compliant activities, coordinate with KPFF and the MOS on issue resolution.
    - Daily and Weekly Environmental Inspection and Monitoring Summary: Anchor QEA will compile ECT daily or weekly inspection and monitoring summaries, when conducted, and submit to KPFF for inclusion in KPFF's daily and weekly construction field activities reports.
    - Permit Compliance: Anchor QEA will support permitting agency communications and documentation of permit compliance through the estimated completion of environmental construction elements (i.e., through May 2024). During construction,

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Anchor QEA will update the EC Log on a monthly basis and coordinate with KPFF and the MOS to confirm that commitments are being met. In addition, Anchor QEA will respond to Contractor questions regarding permits.

- Site Visits: When requested by the MOS or KPFF and based on the construction schedule, Anchor QEA personnel will travel to Skagway to perform site visits as environmental issues arise. For budgeting purposes, 2 site visits by up to two (2) Anchor QEA staff have been budgeted.
- RFI and Change Order Review and Response Coordination: At KPFF's request, Anchor QEA will support review of Contractor RFIs and Change Order (CO) requests associated with environmental construction activities and coordinate ECT responses to KPFF.
- **Post-Construction Activities**
  - Environmental Closeout Reporting: Following construction, Anchor QEA will coordinate with the ECT to compile individual team member inspection and monitoring reports and prepare a summary of environmental monitoring and inspection activities that can be attached to the final Construction Closeout/Completion Report prepared by KPFF.
  - Permit Closeout Reporting: Following construction, Anchor QEA will work with KPFF, design team members, and the ECT to complete all associated permit closeout documentation including final submittal to the permitting agencies.

## Assumptions

- Anchor QEA budgeted time is on a level of effort basis, with key assumptions noted below to develop the level of effort. Changes to the level of effort will be discussed with KPFF and may require adjustment of scope or budget.
- Preparation for and attendance of up to 1 weekly construction team meeting (total of 38 meetings) by 2 Anchor QEA staff were budgeted for this level of effort budget.
- Review of up to 12 Contractor pre-construction submittals is assumed.
- Review of up to 40 Contractor RFIs is assumed.
- Preparation for and attendance of 1 weekly internal ECT meeting (total of up to 24 meetings) by 2 Anchor QEA staff were budgeted for this level of effort budget.
- Environmental compliance management assumes a level of effort support equal to approximately 1 FTE during the in-water construction period. The actual level of effort required is highly dependent upon the Contractor's performance and experience, and conditions observed during construction that may require more or less time to address environmental considerations than budgeted. Anchor QEA will track its level of effort expended during construction and notify KPFF when additional level of effort is required and not covered by the level of effort budget.

# Scope of Work Amendment

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- Principal time will be primarily used, as needed, to support review of RFIs, CO requests and/or claims.
- Anchor QEA is not providing field inspection staff.
- Effort assumes permits will be acquired prior to construction; no effort to support permit modifications is included in this task.
- KPFF will provide form templates, where available, for required daily/weekly reporting and submittal reviews.

## Schedule

For budgeting purposes, a task duration of 11 months (July 2023 through May 2024) is assumed.

## Deliverables

- Environmental Commitments and Submittals Log, including monthly updates
- Compiled copy of draft comments on Contractor Environmental Pre-Construction Submittals
- Compiled copy of draft responses to Contractor RFIs
- Organization chart and communication plan for the ECT, including an environmental communications protocol to guide internal and agency notifications and reporting in the event of an environmental non-compliance event
- Contribution to agendas for weekly construction team meetings, as requested by KPFF
- Permit close out documentation
- Daily and Weekly (as applicable) Environmental Inspection and Monitoring Summary submittals to KPFF
- Closeout report for environmental monitoring and inspection activities
- Permit closeout report

## Subtask 12.2: Marine Mammal Monitoring

Anchor QEA will lead the marine mammal monitoring (MMM) program consistent with the Marine Mammal Monitoring Plan (MMMP) prepared for the Skagway Ore Peninsula Redevelopment Project. Anchor QEA will be leading the MMM effort and will assist the MOS in coordinating with subcontractors and with the National Marine Fisheries Service (NMFS) to fulfill the Incidental Harassment Authorization (IHA) permit requirements.

### 12.2.1 *Coordination and Training*

Anchor QEA will work with Juneau-based Sailfin Marine to provide a lead monitoring coordinator (MC) for all MMM activities during in-water construction. The lead MC will prepare the rotation schedule, organize the staff schedule throughout in-water construction, coordinate with the vessel and Contractor(s) on a daily basis, and record PSO team communications for tracking observations,

# Scope of Work Amendment

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weather and shutdown conditions, and authorized take. On a weekly basis, Anchor QEA will also review the protected species observer (PSO) observation data for quality control and to confirm the project's status against the authorized takes for each species throughout the season. The lead MC will also attend weekly construction meetings to stay apprised of schedule changes and other issues that may arise.

Anchor QEA will develop materials prior to the start of the season for the contractor, KPFF, MOS, and PSOs, including a contact list, communication tree/protocol, shutdown and delay conditions (e.g., weather, MM observations, etc.), and start and stop times for each day based on daylight hours<sup>1</sup>. Additional on-site training and oversight will be provided during the first week of construction (Task 12.2.3).

Anchor QEA will provide support to MOS for the hiring of PSOs, including time to prepare the job posting description and qualifications, review applicant resumes and support interviews, and coordinate with and submit resumes of selected PSOs to NMFS. This task includes effort for 2 qualified Anchor QEA biologists to prepare for and implement a project specific MMM training program for MOS-hired PSOs. As part of the training, Anchor QEA will assist all PSOs in preparing resumes to be submitted to NMFS for approval by sharing guidelines and a template. To support resume acceptance by NMFS, Anchor QEA will review all resumes, complete the submittal, and coordinate with NMFS to facilitate resume acceptance.

## Assumptions

- The MC position of the field-based monitoring team will be provided under this scope of work.
- The MC will lead field MMM activities in Skagway, in 3-week rotations, over the 6-month in-water construction period.
- Anchor QEA will coordinate with the PSO team daily throughout monitoring activities.
- Training materials will be tailored to site specific conditions and anticipated monitoring scenarios in Skagway during winter.
- The training will include a 3-hour virtual training session for 4 MCs and up to 12 PSO staff followed by an exam on marine mammal identification and IHA compliance.
- All MCs and PSOs will be required to score an 80% or higher on the exam following the MMM Training Program or must retake the exam until earning a passing grade (or if unable to pass, will not be approved as a PSO).
- Resume preparation will include review to support resume acceptance under NMFS requirements.

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<sup>1</sup> Source: NOAA Earth System Research Lab Sunrise/Sunset Calculator for U.S. Cities (<https://gml.noaa.gov/grad/solcalc/>)



# Scope of Work Amendment

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- The MOS will post the advertisement for PSOs in July 2023 and compile candidate resumes for Anchor QEA review.

## Schedule

For budgeting purposes, a task duration of 9 months (July 2023 through March 2024) is assumed.

## Deliverables

- PSO and MC resume review comments and submittal of final resumes to NMFS
- MMM Training Program and exam
- Weekly PSO Schedule
- MMM Team contact list, communication tree/protocol, and shutdown and delay conditions

### 12.2.2 *Field Preparation*

This task includes preparing a site-specific Health and Safety Plan (HASP) for MMM activities and a site visit to Skagway to prepare for MMM activities. Preparation activities will include discussion of monitoring documentation and communication protocols, set up of MOS provided shelters at all land-based monitoring locations, procurement and storage of MMM field equipment, and arranging housing and vehicle access for the MC.

## Assumptions

- The site visit to prepare for MMM will include up to 4 Anchor QEA staff and 2 Sailfin Marine staff for up to 3 days.
- The MOS will provide a secure area to store MMM field equipment.
- To provide safe monitoring conditions during the winter season, MOS will procure, install and maintain temporary shelters at the Yakutania, Railroad Dock and Kasidaya land-based monitoring locations. The shelters will consist of insulated walls with available hook-ups for a generator to provide heating, and a cold-season operational toilet facility where not available on location. All necessary MMM equipment will be stored at the temporary structures for land-based locations, on the vessel for the boat-based PSO, and additional supplies and equipment will be kept at the housing acquired for the MC.
- Project-specific equipment purchased for MMM will remain with the MOS after completion of the field season.

## Schedule

For budgeting purposes, a task duration of 3 months (July 2023 to September 2023) is assumed.

# Scope of Work Amendment

July 10, 2023

## Deliverables

- Project specific Health and Safety Plan

### 12.2.3 Monitoring Implementation

MMM will be conducted in accordance with the IHA and final Marine Mammal Monitoring Plan<sup>2</sup>. The number of PSOs required for MMM will vary depending on the size of pile (Table 1), the length of daylight, and the potential for marine mammal sightings. Each PSO will be provided with binoculars and a binder with reference materials and forms for documenting daily observations. MMM will occur during daylight hours, which varies from 11 hours per day in fall to 6 hours per day in winter to 13 hours per day in spring. This task also includes an on-site kickoff of the MMM program with the MC team (Anchor QEA and Sailfin Marine) during the first week to lay out the structure for communication, reporting, rotation hand-offs, and PSO scheduling. After the first week, the 3-week rotation will begin for the MC position.

MC labor is included in this subtask, whereas PSO labor will be provided by staff hired by the MOS. MC effort is based on the available hours of daylight during in-water construction. For days with daylight over 8 hours (October 1 through November 8, 2023, and February 1 through March 31, 2024), additional PSOs will provide relief after 6 hours of monitoring to prevent fatigue for all PSO positions (excluding MC position). The MC observation breaks will coincide with the contractor breaks so clear communication with the contractor is necessary to ensure the MC does not get fatigued.

**Table 1**  
**PSO Staff Requirements per Pile Size, Marine Mammal (MM) Sighting Potential, and Length of Daylight**

Activity	Pile Size (inches)	Pile Number	Total Days for Pile Type/Activity	Daylight Hours <sup>a</sup>	PSOs <sup>b</sup>
Removal	10.75 to 30	692	47	≤8	3
				>8	4
Installation	≤30	206	8	≤8	3
				>8	4
Installation	>30	74	74	≤8	4
				>8	6

<sup>a</sup> Daylight hours >8 from October 1 through November 8, 2023, and February 1 through March 31, 2024.

<sup>b</sup> Total PSOs on site, including MC. Considers 1 PSO for locations that can be changed out when greater than 8 hours of monitoring is required.

<sup>2</sup> Anchor QEA, LLC, 2023. *Draft Marine Mammal Monitoring Plan: Skagway Ore Terminal Redevelopment Project*. Prepared for Municipality of Skagway, March 2023.

# Scope of Work Amendment

July 10, 2023

The total number of days provided in Table 1 are an estimate of the number of days required for each activity and pile size and are subject to change based on the Contractor's schedule.

## Assumptions

- Anchor QEA budgeted time is on a level of effort basis, with key assumptions noted below to develop the level of effort. Changes to the level of effort will be discussed with KPFF and may require adjustment of scope or budget.
- Lodging for the MCs during each 3-week rotation will be provided by the MOS or KPFF; no lodging costs for the MC during monitoring are included in this scope of work.
- The MOS will provide vessel support during monitoring. One vessel will be needed during small pile (<30' pile days) and two vessels will be needed during large pile (>30') days. No vessel costs are included in this scope of work.
- The MOS will provide temporary shelters as needed for land-based PSOs. No temporary shelter costs (procurement, transport and installation, maintenance, demobilization) are included in this scope of work.
- Labor costs in this scope of work only include the MC position, provided by Anchor QEA and/or Sailfin Marine. PSO staff and labor will be provided by the MOS and therefore are not included in this scope of work.
- The lead MC will prepare a Daily Summary Report to summarize the pile driving activity, monitoring activities, species take (as applicable), and work delays or shutdowns.
- Monitoring days longer than 8 hours will require 2 monitors (PSOs) for the remote and boat-based locations, and a relief PSO after 6 hours for non-remote monitoring locations. The MC does not have a relief; however, the MC monitoring zone encompasses the smallest area and includes breaks (with appropriate communication) that will coincide with contractor breaks.
- In addition to the daylight hours, the MC will have an additional 2 hours of labor each day to compile individual monitoring reports and prepare a daily MMM summary describing key observations.
- The MC will switch out every three weeks and debrief between the incoming and departing MC to ensure consistency of coverage and schedule.
- This scope assumes a maximum of 74 large pile (i.e., greater than 30-in diameter pile) installation days.
- The MMMP will include acoustic monitoring performed by Greenbusch as described in Task 12.2.4.

## Schedule

The assumed task duration for monitoring activities is 6 months, from October 1, 2023, through March 31, 2024.

## Scope of Work Amendment

### Deliverables

- Daily MMM Summary Reports, provided to KPFF
- MMM database of observations (or daily PSO observation datasheets)

### 12.2.4 Acoustic Monitoring

Acoustic monitoring will be conducted by the Greenbusch Group, Inc. (Greenbusch) during in-water pile removal and installation as described in the final MMMP and IHA. Acoustic monitoring is estimated to require up to 4 acoustic monitoring trips to collect data for the range of pile sizes and activities, including vibratory removal of timber piles, vibratory removal and installation of steel piles, and impact installation of steel piles.

Greenbusch will submit a daily monitoring report at the end of the day during monitoring activities documenting the work completed that day. Greenbusch will prepare an Acoustic Monitoring Report providing the results of all acoustic monitoring for submittal to NMFS. The Acoustic Monitoring Report will include the following:

- Size and type of piles monitored.
- Detailed description of any sound attenuation device used, including design specifications.
- Description of the vibratory and impact hammers and make and model of the hammers.
- Description of the sound monitoring equipment.
- Distance between hydrophones and depth of water at the hydrophone locations.
- Distance from the pile to the water's edge.
- Results of the hydroacoustic monitoring, including the frequency spectrum, ranges, and means for the peak and RMS sound pressure levels, and an estimation of the distance at which RMS values reach the relevant marine mammal thresholds and background sound levels. Vibratory removal results will include the maximum and overall average RMS calculated from 10-second RMS values.
- Description of any observable marine mammal behavior in the immediate area and, if possible, correlation to underwater sound levels occurring at that time.

### Assumptions

- Greenbusch will attend up to 6 meetings with Anchor QEA to coordinate the construction schedule, plan for monitoring, and update the team on the results of the analysis.
- Acoustic monitoring will be completed in 4 or fewer trips, including a total of 9 days of monitoring.
- Up to 2 standby days per trip (total of 8 days) are assumed due to weather conditions.
- The Contractor or MOS will provide a work skiff for monitoring if needed.

# Scope of Work Amendment

July 10, 2023

- Initial data analysis will be provided mid-season to assist with potentially amending the monitoring zones based on results prior to the completion of the acoustic monitoring report.
- The Acoustic Monitoring draft report will be provided within 30 days after the completion of monitoring. One round of consolidated edits will be provided to Greenbusch within 2 weeks of receiving the draft report.
- Up to 50 hours is included for Anchor QEA to support a request to NMFS for a modification of the monitoring zones, if desired by the MOS.

## Schedule

Acoustic monitoring will begin near the start of the construction season (October 1, 2023). All acoustic monitoring will be completed by March 31, 2024.

## Deliverables

- Daily Monitoring Report
- Draft and Final Acoustic Monitoring Report, for submittal to NMFS

### 12.2.5 *Marine Mammal Monitoring Report*

At the completion of construction activities, Anchor QEA will prepare a summary marine mammal monitoring report for submittal to NMFS. The report will summarize the MMM effort that conveys important marine mammal observations made during the construction period and will include the following:

- Daily sighting/summary forms
- Name of PSO who sighted the animal(s), PSO location, time of sighting, and activity at the time of sighting.
- Identification of the animal(s) (e.g., genus/species, lowest possible taxonomic level, or unidentified), PSO confidence in identification, and the composition of the group if there is a mix of species.
- Distance and location of each observed marine mammal relative to the pile being driven for each sighting.
- Estimated number of animals (mix/max/best estimate).
- Estimated number of animals by cohort (adults, juveniles, neonates, group composition, etc.).
- Animal's closest point of approach and estimated time spent within the harassment zone.
- Description of any marine mammal behavioral responses thought to have resulted from the activity (e.g., no response or changes in behavioral state such as ceasing feeding, changing direction, flushing, or breaching).
- Any changes made to Level A Exclusion Zones or Level B Harassment Zones as a result of acoustic monitoring and rationale for the change in zones.

# Scope of Work Amendment

July 10, 2023

- Number of marine mammals detected within the harassment zones, by species.
- Detailed information about implementation of any mitigation (e.g., shutdowns and delays), a description of specific actions that ensued, and resulting changes in behavior of the animal(s), if any.

## Assumptions

- The draft report will be submitted to KPFF within 30 days after the completion of monitoring. There will be one round of consolidated edits provided to Anchor QEA within 2 weeks of receiving the draft report. Anchor QEA will submit the final report to NMFS.

## Schedule

The final report will be submitted within 2 months of completing monitoring (i.e., by May 31, 2024).

## Deliverables

- Draft and Final Marine Mammal Monitoring Report

## ***Task 13: Optional Task: Ore Loader Demolition Oversight***

If requested by KPFF, Anchor QEA will prepare for and provide up to one week of field oversight of Ore Loader demolition activities. At this time, we anticipate that the preparation will consist of coordinating with KPFF and Dahlberg Design as needed regarding the Ore Loader demolition, schedule, procedures, and documents/forms to be used to document field oversight activities. Anchor QEA will mobilize a senior-level engineer to provide field oversight of the Ore Loader demolition, and document progress of the demolition work. During the field oversight the Anchor QEA engineer will support KPFF with evaluating and implementing corrective action(s) for Ore Loader-related issues which may arise, and other related items that are typically included as part of the construction field oversight and project monitoring.

Prior to initiating the field oversight, Anchor QEA will update the existing site-specific Health and Safety Plan (HASP) as needed to account for hazards associated with providing Ore Loader demolition oversight.

## Assumptions

- On-site oversight will be provided by a qualified Anchor QEA Engineer.
- For budgeting purposes, one trip, including round-trip travel, is assumed to support inspection during ore loader demolition.
- This task includes up to 7 consecutive days of on-site oversight during demolition of the Ore Loader, up to 12 hours per day.
- No asbestos or other regulated materials abatement inspection activities are included.

## Scope of Work Amendment

- Dahlberg Design and/or KPFF will provide templates of any required field monitoring forms.
- The on-site Anchor QEA Engineer will attend the weekly Contractor and Owner's meetings during demolition activities to report on progress.
- KPFF will provide a field vehicle to use during on-site work.

### Schedule

Demolition oversight is anticipated to occur in October 2023 based on the Contractor's schedule dated July 7, 2023.

### Deliverables

- Daily field monitoring reports
- Updated HASP

## 3. Budget

Project costs are summarized in Table 2. A detailed estimate of Anchor QEA costs is provided in Appendix A. Anchor QEA will routinely review its budget and inform KPFF of any anticipated scope and budget adjustments.

# Scope of Work Amendment

July 10, 2023

**Table 2**  
**Project Budget**

<b>Task</b>	<b>Description</b>	<b>Proposed Task Budget</b>	<b>Reallocated Budget</b>	<b>Total New Budget Request</b>
1	Project Management and Meetings	\$107,072	\$60,000 <sup>1</sup>	\$47,072
12	Environmental Compliance Management and Oversight			
12.1	Environmental Compliance Management	\$484,266	\$185,600 <sup>2</sup>	\$248,860
12.2	Marine Mammal Monitoring			
12.2.1	<i>Coordination and Training</i>	\$127,168	--	\$127,168
12.2.2	<i>Field Preparation</i>	\$85,985	--	\$85,985
12.2.3	<i>Monitoring Implementation</i>	\$411,569	--	\$411,569
12.2.4	<i>Acoustic Monitoring</i>	\$96,422	--	\$96,422
12.2.5	<i>Marine Mammal Monitoring Report</i>	\$50,936	--	\$50,936
13	<i>Optional Task: Ore Loader Demolition Oversight</i>	\$42,396	-	\$42,396
Total without Optional Task		\$1,363,418	\$245,600	\$1,117,818
<b>Total with Optional Task</b>		<b>\$1,405,814</b>	<b>\$245,600</b>	<b>\$1,160,214</b>

Notes:

1. Reallocated budget from existing Task 1 (Project Management and Meetings)
2. Sum of reallocated budgets from existing Tasks 2 (Bid Package Support), 3 (CQAP Support), 10 (North Berth Extension DMMP Characterization & Permitting) and 11 (North Berth Extension Dredge Design)

Anchor QEA proposes to perform this Scope of Work on a time-and-materials basis not to exceed the maximum budget without prior written authorization. Anchor QEA’s 2023 labor billing rates are provided in Appendix B. Anchor QEA will communicate closely with KPFF on project/budget status and will notify KPFF as soon as possible in the event that changes in scope are anticipated.



Exhibit A

Detailed Cost Estimate

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**Skagway Ore Terminal Redevelopment Project - Construction Support**

Task	Description	Hours by Labor Categories (hourly rates shown in parentheses)								Total Labor Hours	Total Labor Cost	Subcontractor Direct Costs	Subcontractor Markup	Total Subcontractor Costs	Reimbursable Direct Costs	Total Reimbursable Costs	Equipment Direct Costs	Equipment Markup	Total Equipment Costs	Total Direct Costs	Total Cost
		Principal (\$312)	Senior Manager (\$274)	Manager (\$256)	Senior Staff (\$227)	Staff 3 (\$199)	Staff 2 (\$179)	Senior Technical Editor (\$155)	Project Coordinator (\$122)												
<b>Task 1</b>	<b>Task 1. Project Management and Meetings</b>																				
1.1	PM	32.00	92.00	-	-	-	-	-	98.00	222.00	\$ 47,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,148
1.2	Weekly Meetings	24.00	154.00	40.00	-	-	-	-	-	218.00	\$ 59,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,924
<b>Task 2</b>	<b>Task 12.1 Environmental Compliance Management</b>																				
2.1	Team Coordination	72.00	-	66.00	-	-	-	-	64.00	202.00	\$ 47,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,168
2.2	EC & Submittals Log	24.00	8.00	12.00	-	44.00	-	-	-	88.00	\$ 21,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,508
2.3	Review Submittals	22.00	28.00	48.00	-	32.00	-	-	36.00	166.00	\$ 37,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,584
2.4	RFI and CO Review & Response Coordination	96.00	84.00	88.00	-	60.00	-	-	80.00	408.00	\$ 97,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,196
2.5	Pre-Con Meeting	-	40.00	80.00	-	-	-	-	-	120.00	\$ 31,440	\$ -	\$ -	\$ -	\$ 9,450	\$ 9,450	\$ -	\$ -	\$ -	\$ 9,450	\$ 40,890
2.6	Weekly Construction Team Meetings	-	54.00	54.00	-	-	-	-	36.00	144.00	\$ 33,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,012
2.7	ECT Coordination	24.00	36.00	36.00	-	-	-	-	20.00	116.00	\$ 29,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,008
2.8	Permit Compliance	24.00	20.00	20.00	-	60.00	-	-	12.00	136.00	\$ 31,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,492
2.9	Site Visits	-	80.00	80.00	-	-	-	-	-	160.00	\$ 42,400	\$ -	\$ -	\$ -	\$ 8,200	\$ 8,200	\$ -	\$ -	\$ -	\$ 8,200	\$ 50,600
2.10	Env Closeout Reporting	20.00	52.00	88.00	-	64.00	-	16.00	12.00	252.00	\$ 59,696	\$ -	\$ -	\$ -	\$ 160	\$ 160	\$ -	\$ -	\$ -	\$ 160	\$ 59,856
2.11	Permit Closeout Reporting	24.00	16.00	16.00	-	80.00	-	16.00	12.00	164.00	\$ 35,832	\$ -	\$ -	\$ -	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ 120	\$ 35,952
<b>Task 3</b>	<b>Task 12.2 Marine Mammal Monitoring</b>																				
3.1	Coordination and Training	-	236.00	160.00	-	24.00	-	12.00	64.00	496.00	\$ 120,068	\$ -	\$ -	\$ -	\$ 7,100	\$ 7,100	\$ -	\$ -	\$ -	\$ 7,100	\$ 127,168
3.2	Field Preparation and Site Visit	-	156.00	56.00	-	66.00	-	-	-	278.00	\$ 70,214	\$ 4,973	\$ 298	\$ 5,271	\$ 10,500	\$ 10,500	\$ -	\$ -	\$ -	\$ 15,771	\$ 85,985
3.3	Monitoring Implementation	12.00	-	-	535.50	-	520.00	-	-	1,067.50	\$ 218,383	\$ 117,806	\$ 7,068	\$ 124,874	\$ 37,000	\$ 37,000	\$ 29,540	\$ 1,772	\$ 31,312	\$ 193,187	\$ 411,569
3.4	Acoustic Monitoring	16.00	24.00	-	-	6.00	-	4.00	-	50.00	\$ 13,382	\$ 78,340	\$ 4,700	\$ 83,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,040	\$ 96,422
3.5	MMM Report	16.00	36.00	60.00	-	88.00	-	16.00	4.00	220.00	\$ 50,696	\$ -	\$ -	\$ -	\$ 240	\$ 240	\$ -	\$ -	\$ -	\$ 240	\$ 50,936
<b>Task 4</b>	<b>Task 13: Optional Ore Loader Demo Oversight</b>																				
4.1	Ore Loader Demo Oversight	8.00	117.00	2.00	-	4.00	-	-	-	131.00	\$ 35,862	\$ -	\$ -	\$ -	\$ 6,386	\$ 6,386	\$ 140	\$ 8	\$ 148	\$ 6,534	\$ 42,396
	<b>Total Hours</b>	<b>414.00</b>	<b>1,233.00</b>	<b>906.00</b>	<b>535.50</b>	<b>528.00</b>	<b>520.00</b>	<b>64.00</b>	<b>438.00</b>	<b>4638.5</b>											
	<b>Total Cost</b>	<b>\$129,168</b>	<b>\$337,842</b>	<b>\$231,936</b>	<b>\$121,559</b>	<b>\$105,072</b>	<b>\$93,080</b>	<b>\$9,920</b>	<b>\$53,436</b>		<b>\$1,082,013</b>	<b>\$201,119</b>	<b>\$12,067</b>	<b>\$213,186</b>	<b>\$79,156</b>	<b>\$79,156</b>	<b>\$29,680</b>	<b>\$1,781</b>	<b>\$31,461</b>	<b>\$323,802</b>	<b>\$1,405,815</b>

Exhibit B

Anchor QEA 2023 Labor Rates

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# Anchor QEA, LLC

## 2023 BILLING RATES

### Professional Level Hourly Rates

Principal CM <sup>1</sup> /Engineer/LA <sup>2</sup> /Planner/Scientist.....	\$312
Senior Managing Analyst/CM/Engineer/LA/Planner/Scientist.....	\$274
Managing Analyst/CM/Engineer/LA/Planner/Scientist.....	\$256
Senior Analyst/CM/Engineer/LA/Planner/Scientist.....	\$227
Staff 3 Analyst/CM/Engineer/LA/Planner/Scientist.....	\$199
Staff 2 Analyst/CM/Engineer/LA/Planner/Scientist.....	\$179
Staff 1 Analyst/CM/Engineer/LA/Planner/Scientist.....	\$151
Senior CAD <sup>3</sup> Designer.....	\$157
CAD Designer.....	\$132
Technician.....	\$127
Senior Technical Editor.....	\$155
Technical Editor.....	\$132
Senior Project Coordinator.....	\$149
Project Coordinator.....	\$122

### Special Hourly Rates

National expert consultant.....	\$507
All work by a testifying expert.....	1.5 times professional level rate
Expert Advisor.....	\$389

## EXPENSE BILLING RATES

### Expense Rates

Computer Modeling (per hour).....	\$10.00
Graphic Plots (varies with plot size).....	\$3-\$6/sf
Mileage (per mile).....	Current Federal Standard

## FEE ON LABOR AND EXPENSE CHARGES

Subcontracts/subconsultants.....	6%
Travel and other direct costs.....	6%
Field equipment and supplies.....	6%

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<sup>1</sup> CM: Construction Manager

<sup>2</sup> LA: Landscape Architect

<sup>3</sup> CAD: Computer Aided Design



15 June 2023

Ed DeBroeck, P.E.  
KPF Consulting Engineers  
1601 Fifth Avenue,  
Suite 1600  
Seattle, WA 98101

**Re: Skagway Ore Dock Redevelopment  
Construction Management, Administrative Services, Engineering Construction  
Support Services and Environmental Construction Support Scope and Fee  
KPF Project No. 2100135**

Dear Ed,

Dahlberg Design (DD) is pleased to provide this Scope and Fee as part of the Skagway Ore Dock Redevelopment Project. DD's role on the project team providing Engineering, Project Management and Construction Management services is to provide:

- Contaminated and Hazardous Demolition Oversight,
- Engineering Construction Support, and
- Environmental Management & Compliance Oversight,

related to project specification sections stamped by DD during the design phase, as a sub-consultant to KPF.

DD anticipates involvement starting from the award of the construction contract throughout the project, including:

Project Milestone 1: - Scheduled for July 2023 – March 2024

Pertinent tasks include ore loader abatement and demolition and the demolition of utilities and appurtenances associated with the ore loader.

Project Milestone 2: - Scheduled for March 2024-November 2024

Pertinent tasks include Phase 1 Area Upland work and Phase 2 Area upland work, with focus on earthwork, contaminated soils, and utility installation.

No additional work for DD is anticipated during Project Milestone 3, but the time period for Milestone 3 may overlap with preparation of project closeout documents for Milestone 2.

**DD SCOPE OF PROPOSED SERVICES****Task 1 Contaminated & Hazardous Materials Demolition Oversight/ Engineering Support**

DD will provide project oversight related to contaminated and hazardous materials demolition and engineering support services from the beginning of the contract throughout the end of Project Milestone 2, scheduled to be completed in November 2024. It is assumed that our services will begin in summer 2023 to review contractor pre-construction submittals, with exact timing dependent upon when the contract is executed and the final construction schedule.

**Subtask 1.1 – Weekly Construction Meetings** – DD will attend virtually or in-person weekly construction meetings (as needed). It is assumed that DD will attend each weekly construction meeting for an approximately 17-month duration through Project Milestone 2: - Scheduled for March 2024-November 2024.

**Subtask 1.2 – Weekly Environmental Meetings** – DD will attend virtually or in-person weekly environmental project team meetings. It is assumed that DD will attend one or two weekly environmental project team meetings for an approximately 17-month duration through Project Milestone 2: - Scheduled for March 2024-November 2024.

**Subtask 1.3 - RFI Responses** – DD will respond to Contractor's Requests for Information (RFI's) related to ore loader abatement and demolition and excavation of contaminated soil, plus any additional topics related to specification sections stamped by DD. DD has assumed a basis of 60 RFI's with an average review time of 3 hours each. Actual level of effort will be determined by the number and type of RFI's received from the Contractor. This task also includes time for checking project plans, OSHA and USEPA regulations, communication with regulators, and updating plans if needed.

**Subtask 1.4 – Submittal Review** – DD will provide primary review of Contractor submittals and coordinate responses related to ore loader abatement and demolition, excavation of contaminated soil, and any additional submittals related to specification sections stamped by DD. DD will provide secondary review of related topics to ensure the continuity of approach by the Contractor. A list of submittals we anticipate reviewing is attached, indicating whether DD is the primary or secondary reviewer.

DD has identified 10 contract sections requiring review, with varying depth of review required. We estimate there are 17 submitted plans that will require primary review and 7 submitted plans that will require secondary review. DD estimates an average of 8 hours of review time for most primary reviews and 6 hours for secondary reviews, with the exception that demolition-related primary review topics (5 primary) and contaminated soil-related topics (1 primary) are expected to require 16 hours each.

**Subtask 1.5 – Site Visits**– When requested by the MOS and based on construction schedule, DD will perform site visits related to Demolition and Environmental Compliance. DD has assumed a basis of 1 site visit for the pre-construction



meeting, 6 site visits (as needed) during Project Milestone 1, Ore Loader Abatement & Demolition, and 5 site visits during Project Milestone 2.

During the on-site visits DD will:

- Meet with KPFF and MOS as needed.
- Monitor and document the Contractor's work and activities for compliance with the contract documents.
- Monitor the Contractor's quality control processes for compliance with the contract documents.
- Evaluate and facilitate corrective action for issues which may arise related to compliance with the contract documents.
- Review and provide support for change order requests/proposals as requested by AnchorQEA and KPFF.
- Complete an Inspection Report for project records and coordinate with Anchor QA, KPFF, MOS, and the Contractor's Qualified Environmental Professional (QEP) for issues.
- Inspections will occur at the onset of abatement and demolition, during demolition, and at the completion of demolition of the ore loader, as well as at the onset of excavation of upland areas and as needed during the excavation phase.

**Subtask 1.6– Project Closeout Documentation** – DD will review and/or compile project closeout documents related to ore loader abatement and demolition, excavation, and any other areas of special concern requested by AnchorQEA or KPFF. Closeout documents will include inspection reports, the contractor's final abatement and demolition plans, shipping and disposal manifests for hazardous materials, and any notification forms required by the Contract Documents related to these topics. All closeout documents will be submitted to AnchorQEA for review and distribution to KPFF.

**Deliverables:**

- Submittal reviews of contaminated and hazardous demolition and contaminated soils
- Responses to Contractor RFIs
- Contribution to agendas for weekly construction team and/or environmental team meetings, as requested by AnchorQEA or KPFF
- Inspection Reports
- Project closeout documents related to contaminated and hazardous material demolition and contaminated soils.

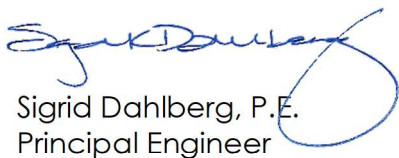


**FEE**

DD proposes to perform the above Scope of Work for an estimated to be **\$163,942** billed on an hourly not-to-exceed basis per the attached Scope and Fee sheet. An allowance for reimbursable expenses for items such as plans reproduction, travel, and delivery services have been included in the Fee Estimate. Hourly rates will be adjusted yearly on January 1<sup>st</sup>.

Once you have completed your review of this proposal, please contact me at 907.723.8896 or via email if you have any questions. We look forward to the opportunity to work with KPFF and continuing our work with the MOS on this project.

Best regards,



Sigrid Dahlberg, P.E.  
Principal Engineer

Attachments:  
Submittal Table  
Scope and Fee Sheet





## Dahlberg Design SODR Anticipated Submittal Review List

Section		Submittal Item	DD Rvw Level
Number	Name		
01 35 43	Environmental Protection and Compliance	Environmental Protection Plan	Secondary
01 57 19	Temporary Environmental Controls	Fish & Wildlife Resources Plan	Primary
		Dust Control Plan	Primary
		Environmental Hazard Plan & Map	Primary
		Environmental Personnel Training Plan	Primary
		Air Quality Plan	Primary
01 57 23	Water Management & Control	SWPPP	Secondary
		Dewatering Plan and Permits	Secondary
		Water Management Plan	Primary
01 74 00	Construction Waste Management & Disposal	Waste Management Plan	Primary
02 41 10	Demolition - Ore Loader	Proposed Protection Measures	Primary
		Demolition Plan	Primary
		Pre-cleaning Plan	Primary
		Temporary Shoring Plan	Primary
		Structural Calcs for Ore-Loader Demolition	Secondary
		Schedule and Sequence for Demolition	Primary
		Deck Repair Plan	Secondary
02 61 13	Contaminated Soils	Contaminated Soil Plan	Primary
		Soil Stabilization Plan	Secondary
02 82 00	Hazardous Materials Abatement	Hazardous Materials Abatement Work Plan	Primary
02 82 13	Asbestos Abatement	Asbestos Abatement Work Plan	Primary
02 83 13	Lead-Containing Finishes	Lead Waste Management and Disposal Plan	Primary
31 00 00	Erosion Control	Erosion Control Plan	Secondary
		Hazardous Materials Control Plan	Primary





**Title:** Skagway Ore Dock Redevelopment Construction Management,  
**Date:** Administrative Services, Engineering Construction Support Services and  
 06/15/23 Environmental Construction Support Scope and Fee  
 KPFF Project No. 2100135

<b>Task 4</b>	<b>Contaminated &amp; Hazardous Materials Demolition Oversight and Engineering Support Services</b>	<b>Dahlberg</b>
		<b>\$185/hr</b>
	<b>Subtask 1.1 – Weekly Construction Meetings</b>	
	68 @ 1 hour Construction Meetings	68
	68 @ 30 min prep Construction Meetings	34
	<b>DD Subtotal</b>	<b>\$18,870</b>
	<b>Subtask 1.2 – Weekly Environmental Meetings</b>	
	136 @ 1 hour Environmental Meetings (2 hr/wk)	136
	68 @ 30 min prep Environmental Meetings	34
	<b>DD Subtotal</b>	<b>\$31,450</b>
	<b>Subtask 1.3 – RFI Responses</b>	
	60 RFIs @ 3 hours each	180
	Regulatory Compliance Reviews - 10 @ at 3 hr each	30
	<b>DD Subtotal</b>	<b>\$38,850</b>
	<b>Subtask 1.4 – Submittal Review</b>	
	11 Primary Submittal Reviews – Draft and Final @ 8 hr each	88
	7 Secondary Submittal Reviews -- Draft and Final @ 6 hr each	42
	6 Complex Submittal Reviews – Draft and Final @ 16 hr each	96
	<b>DD Subtotal</b>	<b>\$17,760</b>
	<b>Subtask 1.5 – Site Visits</b>	
	12 2-day Site Visits @ 16 hours each	192
	12 JNU-SKG Alaska Seaplanes Travel Fees @ \$498	\$5,976
	12 Lodging & Per Diem Fees @ \$368	\$4,416
	<b>DD Subtotal</b>	<b>\$45,912</b>
	<b>Subtask 1.6 – Project Closeout Documentation</b>	
	Review and/or Compile Project Closeout Documents	60
	<b>DD Subtotal</b>	<b>\$11,100</b>
	<b>DD Total</b>	<b>\$163,942</b>



**Title:** Skagway Ore Dock Redevelopment Construction Management, Administrative  
**Date:** Services, Engineering Construction Support Services and Environmental  
 07 10 23 construction Support Scope and Fee – DESCOPE  
 KPF Project No. 2100135

<b>Task 1 Environmental Management &amp; Compliance Oversight</b>	<b>Cox \$185/hr</b>
<b>Subtask 1.1 – Weekly Construction Meetings</b>	
10 @ 1 hour Construction Meetings	10
10 @ 30 min prep Construction Meetings	5
<b>CES Subtotal</b>	<b>\$2,775</b>
<b>Subtask 1.2 – Weekly Environmental Meetings</b>	
20 @ 1 hour Construction Meetings	20
20 @ 30 min prep Construction Meetings	10
<b>CES Subtotal</b>	<b>\$5,550</b>
<b>Subtask 1.3 – RFI Responses</b>	
10 RFIs @ 3 hours each	30
<b>CES Subtotal</b>	<b>\$5,550</b>
<b>Subtask 1.4 – Submittal Review</b>	
6 Submittal Reviews – Draft and Final @ 12 hrs each	144
<b>CES Subtotal</b>	<b>\$26,640</b>
<b>Subtask 1.5 – Site Visits</b>	
7 days Field Work @ 12 hours each	84
2 JNU-SKG Alaska Seaplanes Travel Fees @ \$498	\$996
7 Lodging & Per Diem Fees @ \$368	\$2,576
<b>CES Subtotal</b>	<b>\$19,112</b>
<b>Subtask 1.6 – Project Closeout Documentation</b>	
Review and/or Compile Project Closeout Documents	40
<b>CES Subtotal</b>	<b>\$7,400</b>
<b>CES Total</b>	<b>\$67,027</b>



HALEY & ALDRICH, INC.  
3131 Elliott Avenue  
Suite 600  
Seattle, WA 98121  
206.324.9530

15 June 2023  
Revised 26 June 2023  
File No. P203404-002

KPFF Consulting Engineers  
1601 Fifth Avenue  
Suite 1300  
Seattle, WA 98101

Attention: Ed DeBroeck, P.E., DBIA

Subject: Consulting Services  
Skagway Ore Dock Redevelopment Construction  
Geotechnical Engineering Support, Pile Driving Special Inspections  
Skagway, Alaska

Dear Ed:

Haley & Aldrich, Inc. (Haley & Aldrich) is pleased to submit this proposal for consulting services in connection with the Skagway Ore Dock Redevelopment Construction project in Skagway, Alaska. We previously provided geotechnical engineering design services for the project. The scope of services described in this proposal is based on our understanding of the current construction plans and schedule as provided by KPFF, our knowledge of the project site soil conditions, and our experience with similar types of construction.

## Schedule

The scope of services in this proposal is based on the construction schedule provided to us by KPFF in their draft scope of work documented dated June of 2023, and our correspondence with KPFF. We understand the project schedule will be broken up as follows:

- Project Milestone 1 - July 2023 to March 2024
- Project Milestone 2 - March 2024 to November 2024
- Project Milestone 3 - November 2024 to April 2025

Haley and Aldrich will primarily be supporting the project with full-time observations during pile foundation installation. We have assumed full-time coverage at the site during the pile installation during the Project Milestone 1 fish window. We have assumed full-time coverage at the site during pile installation over a period of 3.5 months during the Project 3 Milestone fish window. Finally, we understand the fish window period at the site spans between November 1 and March 31 over both Milestones. This results in a total duration of approximately 37 weeks.

Our level of effort and costs presented in this proposal are estimates. Actual effort and costs will vary depending on the speed of construction, since our work is tied directly to the Contractor's progress of their site work.

## **Scope of Services**

Our scope of services is itemized into the following tasks. We based the task numbering sequence off KPFF's proposal document for consistency. The tasks are summarized in the following sections and itemized in Table 3 in the *Budget Summary* section of this proposal.

### **TASK 1 - PROJECT MANAGEMENT AND INVOICING**

Haley and Aldrich will perform project management and invoicing tasks through the duration of our involvement of the project. This will include monthly invoicing and input to KPFF's progress reports, as required. We will issue invoices on a monthly basis on a Time and Expense basis as described herein. Additionally, we will perform pre-construction services for logistical planning of our time in Skagway as well as support of the preparation of contract documents as required by KPFF.

### **TASK 3 - ENGINEERING CONSTRUCTION SUPPORT SERVICES**

#### **3.1 - Weekly Construction Meetings**

We have assumed our attendance at weekly construction meetings during the duration of pile driving activities. It is assumed that Haley & Aldrich's project manager will attend each weekly construction meeting electronically for the up to 10-month duration of pile driving during Project Milestones 1 and 3.

#### **3.2 - RFI Responses**

Haley and Aldrich will respond to geotechnical related Requests for Information (RFIs) from the contractor. We have assumed 50 RFI's with an average review time of 3 hours each. Our actual effort will vary based on the number of RFI's that require geotechnical review.

#### **3.3 - Submittal Review**

Haley and Aldrich will review geotechnical-related submittals from the contractor. We have assumed 20 submittals with an average review time of 5 hours each. Our actual effort will vary based on the number of submittals that require geotechnical review.

A major component of our submittal review will be on the contractors Pile Driving Analyzer (PDA) and Case Pile Wave Analysis Program (CAPWAP) results. This will be used to determine site-specific driving criteria which will be checked against every pile installed at the site.

#### **3.4 - Site Visits**

Haley and Aldrich will provide full-time on-site monitoring services during the installation of piles for the purposes of maintaining records of the material and the principal dimensions of each pile, of the type, size, and make of hammer, the number of blows per foot during driving, and the number of blows per inch during restrikes. Daily reports will be submitted. Records required by the local building department, or other agency having jurisdiction over the construction, will also be maintained and submitted. In addition, at your request, we will provide you with a summary of the length of each pile driven and other data necessary for the calculation of pay quantities.

15 June 2023

Revised 26 June 2023

File No. P203404-002

**HALEY  
ALDRICH**

Our daily work will include office support to review pile driving records and check against the pile driving criteria determined from the contractor’s PDA/CAPWAP analysis. Additionally, Haley & Aldrich will provide consultation and other geotechnical engineering services, if and when required, in connection with pile driving or other foundation construction operations.

Our costs incorporate travel, lodging, and expenses for a full-time representative at the site through the duration of pile driving.

## Assumptions

We have assumed the following with respect to our costs for the subject project:

- Haley and Aldrich will be allowed to rotate field staff coverage once every three weeks.
- Haley and Aldrich staff will mobilize to the site via flying to Whitehorse, British Columbia. We will be transported to/from Skagway with KPFF staff.
- Haley and Aldrich will not provide special inspections associated with any earthwork at the site including backfill and compaction observations and testing.
- Haley and Aldrich field staff will be provided lodging for the duration of the project. This cost proposal does not include the costs of lodging as part of our weekly field rates.

## Budget Summary

We estimate construction observation services on a weekly rate basis using the attached rate schedule. Our weekly rate for full-time field coverage is estimated in Table 1.

Description	Estimated Hours	Hourly Rate	Total Budget
Field Representative	50	\$133	\$6,650
Geotechnical Office Support	8	\$212	\$1,696
Senior Review and Consultation	2	\$323	\$646
Administrative	2	\$122	\$244
Direct Expenses, Equipment Rental <sup>a</sup>	N/A	N/A	\$252
Lodging and Meals <sup>b</sup>	N/A	N/A	\$910
<b>Estimated Weekly Cost:</b>			<b>\$10,398</b>

Notes:

- This includes truck rental, field supplies, and other equipment, as needed.*
- A per diem rate of \$130 for meals was assumed, for an estimated total of \$910 for living expenses, 7 days per week.*

We have broken our total budget out between Project Milestones 1 and 3. We have assumed approximately 75 percent of our RFI and Submittal review time will be in Project Milestone 1 and 25 percent in Project Milestone 3. Additionally, we have assumed an 8 percent increase to our rates due to inflation January 1 of each year.

Our total budget summary is presented in Tables 2 and 3 (below) for Milestones 1 and 3, respectively.

Table 2. Summary of Estimated Costs: Project Milestone 1					
Task No.	Description	No. Field Reps	No. Weeks	Weekly Rate	Task Budget
1	Project Management and Invoicing	N/A	N/A	N/A	\$7,500
3.1	Weekly Construction Meetings	N/A	N/A	N/A	\$4,500
3.2	RFI Responses	N/A	N/A	N/A	\$23,850
3.3	Submittal Review with PDA/CAPWAP Processing	N/A	N/A	N/A	\$23,475
3.4	Project Milestone 1 Site Visits	1	21	\$10,398	\$218,358
3.4	Project Milestone 1 Mobilization (Every 3 weeks)	1	7	\$3,815	\$26,705
<b>Estimated Total Costs:</b>					<b>\$304,388</b>

Table 3. Summary of Estimated Costs: Project Milestone 3					
Task No.	Description	No. Field Reps	No. Weeks	Weekly Rate <sup>a</sup>	Task Budget <sup>a</sup>
1	Project Management and Invoicing	N/A	N/A	N/A	\$2,700
3.1	Weekly Construction Meetings	N/A	N/A	N/A	\$3,700
3.2	RFI Responses	N/A	N/A	N/A	\$8,600
3.3	Submittal Review with PDA/CAPWAP Processing	N/A	N/A	N/A	\$8,500
3.4	Project Milestone 2 Site Visits	1	16	\$11,230	\$179,677
3.4	Project Milestone 2 Mobilization (Every 3 weeks)	1	4	\$4,120	\$16,481
<b>Estimated Total Costs:</b>					<b>\$219,658</b>
<i>Notes:</i>					
<i>a. Rates increased by 8 percent to account for inflation.</i>					

In addition, we note the following with respect to our costs:

1. In the event of a construction shutdown because of inclement weather, strike, or other cause, the minimum daily time charged will be 8 hours.

We based our costs on the full duration shown in the provided construction schedule. However, we note that construction schedules often include a certain amount of “float” for each operation. As construction progresses, there may be cost savings should the actual construction not require the original full duration.

## Limits of Responsibilities

The contractor will be responsible for undertaking the work in compliance with applicable laws and regulations, including obtaining appropriate permits. Our on-site monitoring does not include audits of regulatory compliance associated with the contractor’s activities and does not release the contractor of this responsibility.

It is understood that determining the location of piles to be driven, pile heave measurements, verification of the location and cutoff elevation of piles after driving and related survey work are not part of the field services to be provided by Haley & Aldrich.

The scope of services does not include concrete inspection, preparation of concrete cylinders, and compression tests on cylinders.

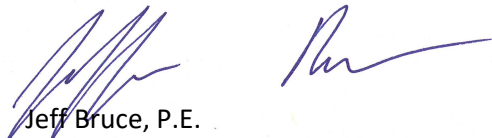
## Terms and Conditions

Our services will be performed in accordance with the standard of care of our profession. The attached Rate Schedule should be incorporated into our agreement with you.

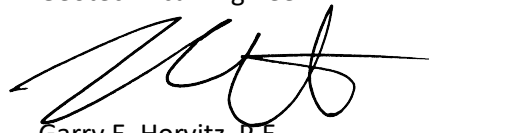
Please acknowledge your acceptance of this work by preparing the appropriate contract documents for our review and signature.

We appreciate the opportunity to submit this proposal and look forward to our association with you on this project. Please contact the undersigned if you wish to discuss this proposal or any aspect of the project.

Sincerely yours,  
**HALEY & ALDRICH, INC.**



Jeff Bruce, P.E.  
Geotechnical Engineer



Garry E. Horvitz, P.E.  
Senior Principal, Geotechnical Engineer

This proposal, and the attached "Standard Fee Schedule 2023 PNW" are understood and accepted:

### KPFF Consulting Engineers

By \_\_\_\_\_  
(authorized signature)

By \_\_\_\_\_  
(print or type name)

Title \_\_\_\_\_

Date \_\_\_\_\_

Attachments:  
Standard Fee Schedule 2023 PNW

[https://haleyaldrich.sharepoint.com/sites/PortofSkagway/Shared Documents/General/BD-Sales/In-Basket/Revised Proposal/2023\\_0626\\_HAI\\_Skagway Ore Dock Redevelopment Proposal\\_F\\_rev1.docx](https://haleyaldrich.sharepoint.com/sites/PortofSkagway/Shared Documents/General/BD-Sales/In-Basket/Revised Proposal/2023_0626_HAI_Skagway Ore Dock Redevelopment Proposal_F_rev1.docx)



**FEES FOR SERVICES**

Fees for services will be based on the time worked on the project by staff personnel plus reimbursable expenses. The fee will be computed as follows.

1. Labor related fees will be computed based on personnel billing rates in effect at the time the services are performed. Personnel billing rates are subject to revision on, or about, 1 January and 1 July of each year. The hourly rates are fully inclusive of fringe benefits, burden, and fee. Current rates are provided in the table below.

<i>Classification</i>	<i>Hourly Rate</i>
<i>Project Support</i>	<i>\$122</i>
<i>Technician</i>	<i>\$117</i>
<i>Project Technician</i>	<i>\$127</i>
<i>Senior Technician</i>	<i>\$143</i>
<i>Project Controls</i>	<i>\$148</i>
<i>Staff Professional 1</i>	<i>\$133</i>
<i>Staff Professional 2</i>	<i>\$159</i>
<i>Project Professional</i>	<i>\$175</i>
<i>Technical Specialist / Modeler</i>	<i>\$180</i>
<i>Project Manager / Senior Technical Specialist</i>	<i>\$212</i>
<i>Senior Project Manager / Technical Expert</i>	<i>\$249</i>
<i>Program Manager / Senior Technical Expert / Principal</i>	<i>\$286</i>
<i>Senior Principal</i>	<i>\$323</i>

2. Pre-trial conferences, depositions, and expert testimony will be billed at one and one-half (1.5) times the rates quoted above.
3. Second and Third Shift, Weekend, and Holiday hours will be billed at \$40/hour premium. Second and Third Shifts are those starting between 4 PM and 4 AM.
4. Field visits will be billed at 4-hour minimum; night shifts will be billed at 8-hour minimum. Cancellation of scheduled night shift within 24 hours will be charged the full 8 hours.
5. Direct non-salary expenses will be billed at our cost plus fifteen (15) percent, except for employee vehicle use which will be billed at IRS allowed mileage rates.
6. General project-related expenses such as mobile phone expenses (including mobile app fees); in-house reproduction; printing costs for reports, drawings, and other project records; mail and overnight document delivery; and long-term electronic and paper document storage will be billed as a general communication fee at a rate of four (4) percent of the labor charges.
7. Subcontractors will be billed at our cost plus fifteen (15) percent.
8. Equipment and laboratory testing will be billed at rates listed in the attached Equipment and Laboratory Rate Schedules, as applicable.

**EQUIPMENT RATE SCHEDULE**

<b>AIR MONITORING EQUIPMENT</b>	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>
<i>Drager/Rae Sampling Kit (tubes not included)</i>	\$10	\$40	\$120
<i>Dust Monitor</i>	\$100	\$400	\$1,200
<i>Four-Gas Meter</i>	\$43	\$172	\$516
<i>Photoionization Detector - 10.6 or 11.7 eV</i>	\$70	\$280	\$840
<b>FIELD TESTING</b>	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>
<i>Double Ring Infiltrometer</i>	\$250	---	---
<i>Field Supplies</i>	\$28	\$112	\$448
<i>Guelph Permeameter</i>	\$150	---	---
<i>Inclinometer Readings</i>	\$250	---	---
<i>Sand Cone Field Density Kit</i>	\$75	\$225	\$725
<i>pH Meter</i>	\$15	\$60	\$180
<i>Pile Load Testing (per test)</i>	\$1,500	---	---
<i>Plate Load Tester (per day)</i>	\$50	---	---
<i>Pit Box Test (per day)</i>	\$400	---	---
<i>Slug Test Kit (per day)</i>	\$350	---	---
<i>Wood Pile Load Testing (per test)</i>	\$250	---	---
<b>SAMPLING EQUIPMENT</b>	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>
<i>Groundwater Sampling Bundle with Bladder Pump</i>	\$315	\$1,000	\$3,000
<i>Groundwater Sampling Bundle with Peristaltic Pump</i>	\$250	\$750	\$2,100
<i>Groundwater Sampling Bundle with Grundfos Pump</i>	\$350	\$1,100	\$3,100
<i>Rotohammer Drill</i>	\$100	\$400	---
<i>Soil Sampling or Tank Pull Equipment Bundle</i>	\$150	\$350	\$1,050
<i>Soil Vapor Sampling Bundle</i>	\$400	\$1,400	\$2,600
<i>Turbidity Meter</i>	\$20	\$80	\$240
<i>YSI Meter with Flow Cell</i>	\$100	\$400	\$1,200
<b>WATER LEVEL METERS AND INTERFACE PROBES</b>	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>
<i>Barologger</i>	\$10	\$40	\$120
<i>Levelogger</i>	\$25	\$100	\$300
<i>Oil/Water Interface Probe</i>	\$50	\$200	\$600
<i>Water Level Indicator</i>	\$20	\$80	\$240
<b>GEOTECHNICAL INSTRUMENTATION</b>	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>
<i>Cone Penetrometer</i>	\$15	\$60	\$180
<i>Crack Monitors - Electronic Datalogger</i>	---	\$120	\$360
<i>Dynamic Cone Penetrometer</i>	\$150	---	---
<i>Electronic Readout Box</i>	\$25	\$100	\$300
<i>Geokon LC-2 Single Channel Logger</i>	---	\$80	\$240
<i>Geokon - CR 800 Vibrating Wire Datalogger with Modem</i>	---	\$100	\$300
<i>Geokon GK 401 Vibrating Wire Readout Box</i>	\$50	\$100	\$300
<i>In-Place Inclinometer Rental</i>	---	---	\$1,250
<i>Modem</i>	---	---	\$250
<i>Nuclear Density Gauge</i>	\$100	\$300	\$900

**EQUIPMENT RATE SCHEDULE (continued)**

<b>GEOTECHNICAL INSTRUMENTATION (continued)</b>	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>
<i>Power System - Battery</i>	\$5	\$20	\$60
<i>Power System - Solar</i>	\$15	\$60	\$180
<i>Seismograph - Manual</i>	\$75	\$225	\$725
<i>Seismograph - Remote Units</i>	\$100	\$275	\$825
<i>Tiltmeter</i>	---	\$150	\$450
<i>Vibration and Sound Monitoring Station</i>	\$125	\$325	\$925
<i>VDV Web Service</i>	---	---	\$200
<b>MISCELLANEOUS</b>	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>
<i>Camera - Digital</i>	\$10		
<i>Decontamination Kit (each)</i>	\$50	---	---
<i>Drone</i>	\$250	\$1,000	---
<i>Field Truck (including fuel)</i>	\$95	\$380	\$1,140
<i>Generator</i>	\$50	\$200	\$600
<i>GeoTech Sample Jars 16 oz. (per box)</i>	\$10	---	---
<i>GPS Unit</i>	\$150	\$600	\$1,800
<i>Harness with Restraint Lanyard</i>	\$40	\$160	\$480
<i>Motorola CP200d Radio (pair)</i>	---	\$35	\$140
<i>Personal Protective Equipment - Level C (per person)</i>	\$45	---	---
<i>R/V Catalyst - 26 Ft Sampling Vessel</i>	\$600	---	---
<i>Research Nets</i>	\$60	---	---
<i>Sampling Tubing (roll)</i>	\$20	---	---
<i>Saximeter II</i>	\$35	\$140	\$420
<i>Sound Level Meter</i>	\$50	\$200	\$600
<i>Tool Trailer</i>	\$300	---	---

**LABORATORY RATE SCHEDULE**

<b>SOIL CLASSIFICATION AND INDEX TESTS</b>	<b>Unit Price</b>
<i>Atterberg Limits - 1 Point</i>	\$125
<i>Atterberg Limits - 3 Point</i>	\$180
<i>Grain Size - Hydrometer and Sieve Analysis</i>	\$300
<i>Grain Size - 200 Wash</i>	\$100
<i>Grain Size- Sieve Analysis (Standard Sample)</i>	\$125
<i>Grain Size - Sieve Analysis (Bulk Sample)</i>	\$150
<i>Grain Size - Hydrometer</i>	\$175
<i>Water Content</i>	\$25
<i>Organic Content</i>	\$75
<i>Specific Gravity</i>	\$125
<i>Visual Classification</i>	\$15
<b>SOIL MOISTURE-DENSITY TESTS</b>	<b>Unit Price</b>
<i>Bulk Density</i>	\$100
<i>California Bearing Ratio (CBR)</i>	\$650
<i>Proctor - 1 Point</i>	\$120
<i>Proctor - 4 Point</i>	\$250
<i>Proctor - 4 Point (Cohesive Soil)</i>	\$300
<b>SOIL CONSOLIDATION AND STRENGTH TESTS</b>	<b>Unit Price</b>
<i>Consolidation - Constant Rate of Strain (CRS)</i>	\$650
<i>Consolidation - Incremental</i>	\$500
<i>Unconfined Compression</i>	\$100
<i>Direct Simple Shear (DSS)</i>	\$300
<i>Cyclic Direct Simple Shear (CDSS)</i>	\$650
<i>Triaxial Compression - Isotropic Consolidation</i>	\$500
<i>Triaxial Compression - Ko/anisotropic Consolidation</i>	\$800
<i>Triaxial Compression - Unconsolidated</i>	\$300
<b>SURCHARGE RATES</b>	<b>Unit Price</b>
<i>Atterberg Limits Dry Prep</i>	\$15
<i>Atterberg Limits Organic Classification</i>	\$40
<i>Sample Preparation</i>	\$120
<i>Triaxial High Pressure (over 100 psi)</i>	\$100
<i>Tube Cut (per cut)</i>	\$25
<i>Tube Extrusion</i>	\$100

*Additional H&A Laboratory analyses, pricing, and rush rates available upon request.*



# Norton Corrosion Limited, LLC

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July 11, 2023

Ed DeBroeck, P.E.  
 KPFF Engineers  
 1601 Fifth Avenue, Ste 1300  
 Seattle, WA 98101  
 Email: [Ed.DeBroeck@kpff.com](mailto:Ed.DeBroeck@kpff.com)

O 206.382.0600  
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**Subject: CATHODIC PROTECTION ENGINEERING  
 ORE DOCK REDEVELOPMENT POST DESIGN SERVICES  
 SKAGWAY, ALASKA**

Dear Ed:

Please consider this updated proposal per information received in your emails from July 9<sup>th</sup> and 10<sup>th</sup>. Specifically, we understand that you would like the proposal broken out for effort in the two phases based on the redefined scope. We note the following:

1. The Fuel Header and Dolphin 8 will be completely removed from all project scope.
2. Phase 1 scope of work includes the installation of 47 piles. Phase 2 includes the installation of 110 piles and the buried piping applications.

As mentioned previously, this estimated budget is to support you with the construction phases on the above noted project. We are in receipt of your email dated June 7, 2023 with a link to the proposal guidelines. Among other tasks, we note the following regarding this scope of work:

- NCL will review the project contractor’s cathodic protection (CP) submittals.
- NCL can address contractor’s CP related Request for Information (RFI’s).
- NCL can participate in both site and in office meetings (remote/phone meetings).
- NCL can complete (or witness) post installation CP testing. Budget is based on completing all testing for entire project on one mob/demob. Budget is based on a singel man. If boat and boat operator is required additional costs will apply.
- Costing is based on 2023 rates.

Item	Quantity	Description	Rate	Ext. Rate
<b>Phase I</b>				
<b>Task 1-Project Management</b>				
1	1 lot	<b>Subtask 1- Project Management and Invoicing:</b> We estimate up to 2 hrs per month for 9 months for these tasks. We have split the totals indicated in the June 14, 2023, proposal for this line between the two Phases.	\$2,007.00	\$2,007.00
2	15-20 hrs	<b>Subtask 2- Teams Meetings:</b> Based on the original scope email received from you, there is to be weekly teams meeting from 7/23 through 3/24. We estimate 30-40 meetings for one hour each. We have split the totals indicated in the June 14, 2023, proposal for this line between the two Phases.	\$223.00	\$3,345.00- \$4,460.00
<b>Total Estimated Budget Phase 1-Task 1</b>				\$5,352.00- \$6,467.00



**Task 2- Construction Support**

3	2	Ea.	<b>Subtask 1-Review Contractor CP Submittals:</b> Based on reviewing both marine and piping CP submittals. If more than two reviews for each application are required, adjust accordingly. We have split the total amounts provided in the original proposal dated June 14, 2023, between the two phases.	\$1,813.00	\$3,626.00
4	4	Ea.	<b>Subtask 2- RFI Responses</b> Time includes research as well as responding. Based on up to 8 RFIs. We have split the total amounts provided in the original proposal dated June 14, 2023, between the two phases.	\$386.00	\$1,544.00
5	1	lot	<b>Subtask 3- Onsite CP Installation Kickoff Meeting:</b> NCL corrosion engineer to mob/demob to site prior to CP installation commencing. Meeting could include general contractor personnel, prime engineering personnel and CP installation (divers for in water work). NCL will reaffirm installation procedures, review drawings and answer installation related questions etc. Budget includes up to 6 hrs onsite, mob/demob and travel expenses.	\$8,636.00	\$8,636.00
5	1	lots	<b>Subtask 4- In Progress Installation Visits:</b> NCL NACE certified professional to mob/demob to site for installation progress inspections and testing. Trip could include verification of specialty CP materials answering CP related questions. We have budgeted for up to 6 hrs onsite for each trip.	\$8,636.00	\$8,636.00
6	1	lots	<b>Subtask 5- Post Installation CP Testing:</b> NCL NACE certified professional to mob/demob to site after all systems have been installed and complete post installation testing. We have budgeted for up to 10 hrs onsite per trip.	\$8,955.00	\$8,955.00
7	1	lot	<b>Subtask 6- Post Installation Testing Written Report:</b> NCL will complete a detailed report with raw data collected, our observations, conclusions and any recommendations.	\$4,014.00	\$4,014.00

Total Estimated Budget- Phase 1-Task 2 \$35,411.00

**Phase 1**

**Total Estimated Budget-Task 1 & 2** **\$40,763.00-**  
**\$41,878.00**

**Phase 2**

**Task 1-Project Management**

1	1	lot	<b>Subtask 1- Project Management and Invoicing:</b> We estimate up to 2 hrs per month for 9 months for these tasks. We have split the totals indicated in the June 14, 2023, proposal for this line between the two Phases.	\$2,007.00	\$2,007.00
2	15-20	hrs	<b>Subtask 2- Teams Meetings:</b> Based on the original scope email received from you, there is to be weekly teams meeting from 7/23 through 3/24. We have split the totals indicated in the June 14, 2023, proposal for this line between the two Phases.	\$223.00	\$3,345.00- \$4,460.00

Total Estimated Budget Phase 2-Task 1 \$5,352.00-  
\$6,467.00

**Task 2- Construction Support**

3	2	Ea.	<b>Subtask 1-Review Contractor CP Submittals:</b> Based on reviewing both marine and piping CP submittals. If more than two reviews for each	\$1,813.00	\$3,626.00
---	---	-----	--	------------	------------



KPFF ORE Dock Redevelopment  
Post Design  
July 11, 2023  
Page 3

		application are required, adjust accordingly. We have split the total amounts provided in the original proposal dated June 14, 2023, between the two phases.		
4	4 Ea.	<b>Subtask 2- RFI Responses</b> Time includes research as well as responding. Based on up to 8 RFIs. We have split the total amounts provided in the original proposal dated June 14, 2023, between the two phases.	\$386.00	\$1,544.00
5	1 lot	<b>Subtask 3- Onsite CP Installation Kickoff Meeting:</b> NCL corrosion engineer to mob/demob to site prior to CP installation commencing. Meeting could include general contractor personnel, prime engineering personnel and CP installation (divers for in water work). NCL will reaffirm installation procedures, review drawings and answer installation related questions etc. Budget includes up to 6 hrs onsite, mob/demob and travel expenses.	\$8,636.00	\$8,636.00
5	2 lots	<b>Subtask 4- In Progress Installation Visits:</b> NCL NACE certified professional to mob/demob to site for installation progress inspections and testing. Trips could include verification of specialty CP materials answering CP related questions. We have indicated two trips. One for the piles and one for the buried piping. We have budgeted for up to 6 hrs onsite for each trip.	\$8,636.00	\$17,272.00
6	2 lots	<b>Subtask 5- Post Installation CP Testing:</b> NCL NACE certified professional to mob/demob to site after all systems have been installed and complete post installation testing. We have indicated two trips: One for the Buried Piping Application and One for the Marine Applications. We have budgeted for up to 10 hrs onsite per trip.	\$8,955.00	\$17,910.00
7	1 lot	<b>Subtask 6- Post Installation Testing Written Report:</b> NCL will complete a detailed report with raw data collected, our observations, conclusions and any recommendations.	\$4,014.00	\$4,014.00
		Total Estimated Budget- <b>Phase 2-Task 2</b>		\$53,002.00
		<b>Phase 2</b>		<b>\$58,354.00-</b>
		<b>Total Estimated Budget-Task 1 &amp; 2</b>		<b>\$59,469.00</b>

Terms: Net 30 days on approved credit. Validity of proposal 60 days. NCL maintains \$3/5M professional liability insurance- higher limits are available at additional cost. If there are delays during onsite work (including during the mob/demob) due to circumstances beyond NCL's control such as weather, safety; logistic, NCL can accommodate at a daily rate of \$2,811.00. Thank you for the opportunity to present this proposal. We look forward to your positive response.

Sincerely,

Philip Goodwin  
Technical Marketing

\_\_\_\_\_  
Authorized by

\_\_\_\_\_  
Date